

SCHOOL FACILITIES BOARD
April 7, 2005
Phoenix, Arizona

The School Facilities Board held a board meeting at the Sunnyslope Elementary School. The meeting began at approximately 10:00 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Chovich, Cynthia	Dr. Margo Seck, Superintendent WESD
Conley, Patrice	Terri Schroeder-Owen, WESD
Davidson, Frank	Betty Walch, Rainbow Accom.
Keenan, Brooks	Archy Hamm, Wickenburg USD
McGee, Kate, Chair	John Waldron, Pulte Homes
Triphahn, Carl	
Van Sittert, Logan	
Phil Williams, Superintendent's Representative (non-voting)	
<u>Members Absent</u>	
Granillo, Peter	
<u>Staff Present</u>	
Tim Brand, Facilities Deputy Director	
John Arnold, Deputy Director of Finance	
Charlotte Hosseini, Special Projects	
Terrie Zenoff, Assistant Attorney General	
Deborah Dominguez, Executive Assistant	
Kristen Landry, Public Information Officer	
Amber Peterson, School Finance Specialist	

Welcome

Dr. Margo Seck, Washington ESD Superintendent and Terri Schroeder-Owen, Board Member, welcomed the School Facilities Board.

I. Call to Order

Board Chair, Kate McGee, called the meeting to order at approximately 10:00 A.M.

II. Roll Call

Kate McGee introduced Cynthia Chovich who is the new classroom teacher representative for the Board. There were eight Board Members present at this meeting, including Phil Williams of the Department of Education, a non-voting member.

III. Approval of Minutes of March 3, 2005 Meeting

Frank Davidson moved that the Board approve the March 3, 2005 minutes. Pat Conley seconded. Motion passed on a 7-0 voice vote.

The following items are listed in the order in which they appear on the agenda, not necessarily in the order in which they were discussed. Several items were reviewed out of order as they related to other items on the agenda.

IV. Director's Report

a. Deficiency Correction and Audit Update

Charlotte Hosseini updated the board on the progress of the audit. She explained that the audit with Qwest is continuing. The first hearing with Kitchell has been scheduled and a hearing is set for Flagstaff Design & Construction. Director Bell added that the SFB is going to court to gain access to FDC as the company is fighting the SFB's request to conduct an audit. As for Qwest, the Auditor General believes Qwest owes the State \$1 million for deleted sites and staff is working with Jefferson Wells to structure the gathering of documents for the audit.

Kate McGee asked how much the contract with Flagstaff Design and Construction was. Ms. Hosseini said it was about \$9 million.

Tim Brand discussed the status of the Deficiency Corrections Projects.

b. Full Day K Applications

Frank Davidson moved that the Board approve the Full Day Kindergarten Expenditure Plans for Pinon and Tucson Unified School Districts. Carl Triphahn seconded. Motion passed on a 7-0 voice vote.

V. New School Construction

a. Consideration of 2005 Capital Plan New Construction Requests

Amber Peterson announced that staff is recommending to table Coolidge USD. Pat Conley moved to table Coolidge Unified District. Fran Davidson seconded. Motion passed on a 7-0 voice-vote.

Pat Conley stated that she is in favor of approving space for Rainbow Accommodation District as they serve only disabled students, but we must determine the minimum threshold to ensure other districts are not using Arizona School for the Deaf and Blind standards.

She expressed concern with Santa Cruz Accommodation District in that per ARS 15-2041 a Unified district that does not have a high school will not qualify for a high school and that the SFB must be very clear in their policy on this. Director Bell stated that staff has evaluated this item and believes an accommodation district's definition is different from a unified district.

Betty Walch of the Rainbow Accommodation District spoke on behalf of her district.

Archy Hamm of the Wickenburg School District and John Waldron of Pulte Homes spoke on behalf of the Wickenburg Unified School District. Director

Bell stated that staff is sensitive to Wickenburg's request and will accommodate them as soon as their numbers allow.

Brooks Keenan moved that the board approve the following:

1. That the Board approve the staff recommendation to deny replacement K-8 space to open in FY 06 for the Bowie Unified District.
2. That the Board approve the staff recommendation to approve a K-6 school for 850 students to open in FY 06 (008N), and approve a K-6 school for 750 students to open in FY 07 (009N) for the Chandler Unified District.
3. That the Board approve the staff recommendation to deny additional K-6 and additional 6-8 space for the Colorado City Unified District.
4. Coolidge Unified School District was tabled.
5. That the Board approve the staff recommendation to deny replacement 9-12 space to open in FY 08 for the Globe Unified District.
6. That the Board approve the staff recommendation to deny additional K-3 space and 9-12 space to open in FY 07 for the Indian Oasis Baboquivari Unified District.
7. That the Board approve the staff recommendation to revise the previously-approved project 004N from a 7-8 facility for 400 students to a K-8 school for 1,000 students to open in FY 07, and approve a K-8 school for 1,000 students to open in FY 08 (003N) for the Laveen Elementary District.
8. That the Board approve the staff recommendation to deny additional 9-12 space for 250 students for the Maricopa County Regional District.
9. That the Board approve the staff recommendation to approve a 7-9 school for 750 students to open in FY 07 (007N), and deny the Maricopa Unified District's requests for K-6, 7-12, and 10-12 space.
10. That the Board approve the staff recommendation to approve a K-12 facility for 20 students to open in FY 07 for the Rainbow Accommodation School.
11. That the Board approve the staff recommendation to revise the previously-approved project 001N from a core facility for 750 students with classroom space for 375 to a complete facility for 500 students to open in FY 08 for the Saddle Mountain Unified District.
12. That the Board approve the staff recommendation to revise the previously-approved project 002N from a 6-8 facility for 600 students to a K-8 school for 1,200 students to open in FY 07 for the Sahuarita Unified District.

13. That the Board approve the staff recommendation to approve a 5-12 facility for 100 students to open in FY 06 for the Santa Cruz County Accommodation District.
14. That the Board approve the staff recommendation to approve a 6-8 school for 400 students to open in FY 07 (006N) for the Santa Cruz Valley Unified District.
15. That the Board approve the staff recommendation to deny a K-8 school for 700 students to open in FY 07 for the Wickenburg Unified District.

Pat Conley noted that the SFB no longer works on replacement space as with Bowie and we no longer work on deficiency items as with Globe. These items are now the Districts' responsibility and will be checked during inspections. The districts must use their building renewal dollars to fix these issues. Director Bell added that this has been communicated to the Districts.

Frank Davidson seconded. Motion passed on a 7-0 voice vote.

- b. Consideration of New Construction Projects Review, Bids, Bid Packages and Change Orders, and Expansion/Change of Scope and Increased Project Cost, including projects from:

Tombstone Unified

Kate McGee moved that the Board approve the staff recommendation to increase the originally approved budget of \$7,211,171 by \$225,273.59 to \$7,436,444.59. Frank Davidson seconded.

Pat Conley suggested that staff consider creating a checklist for design professionals, as many of the items listed in this item should have been included in the design. She added that intercoms are not required, only a two-way internal communication system is. Director Bell stated that staff is going to try and recover some money from the mistakes that were made on this project.

Director Bell assured the Board this additional money is for the facility and not the road issue.

Frank Davidson asked when this school will be complete. Director Bell said he hopes to have it open in August, and added that staff has discussed the road issue on multiple occasions with various parties.

Motion passed on a 7-0 voice vote.

Yuma Elementary School District

Director Bell explained that this request was unusual because while the district does not qualify for a 600 student school within the five year forecast, they do qualify for a 400 student school. But, to delay them until they qualify for the remaining 200 students would be more expensive as they already

have a GMP. John Arnold added that they would have the 200 students in a short amount of time.

Frank Davidson moved that the Board approve Yuma Elementary School District's request to begin construction of a CM at Risk project upon receipt of necessary documents, in the amount of \$5,932,503 (including district funds) for a K-5 elementary school, project number 140401000-9999-001N. Brooks Keenan seconded.

Pat Conley supports this approval because if the district were delayed it would be more expensive. She added that staff has refined their forecasting and the district will fill that school.

Kate McGee stated she was concerned that this may set a precedent. Frank Davidson added that last month the board discussed the fact that staff and the board can exercise discretion in these approvals.

Kate McGee asked how much more this project would be if this were delayed. Tim Brand stated that it would be another \$280,000 for A/E fees and a 10% increase in the cost of construction.

Motion passed on a 7-0 voice vote.

c. Other New Construction Issues

Coolidge Unified Request for Geographic Exception School

Pat Conley moved that the Board approve the staff recommendation not to fund the Coolidge Unified School District's request for a high school based on the geographic exception policy. Carl Triphahn seconded.

Pat Conley stated that the threshold to be considered for Geographic Exception is transporting 100 students and not projecting 100 students will be bussed in the future.

Frank Davidson asked how any students were actually being transported. Amber Peterson said that 17 students are being transported either 45 miles or 60 minutes one way.

Motion passed on a 7-0 voice vote.

Wickenburg Unified Request for Geographic Exception School

Pat Conley moved that the Board approve the staff recommendation not to fund the Wickenburg Unified School District's request for a P-8 school based on the geographic exception policy. Frank Davidson seconded. Motion passed on a 7-0 voice vote.

2005 New Construction Plan

Frank Davidson recused himself from this item as his district is listed in the plan.

Brooks Keenan moved that the Board approve the 2005 New Construction Plan which includes conceptual new construction projects for FY 2008 through FY 2012. Carl Triphahn seconded.

Pat Conley noted that Coolidge was tabled in item Va, and this plan should reflect that.

Motion passed on a 6-0 voice vote with Frank Davidson recusing himself.

VI. Consideration of Request for Land or Real Property Purchase, Lease, or Donation, including requests from:

a. Steps I and/or II

Frank Davidson moved that the Board approve the following items:

1. That the Board approve Saddle Mountain Unified School District's request to accept a donation of 11.25 acres for an elementary site and move to Step III for necessary testing.
2. That the Board approve Stanfield Elementary School District's request to accept a donation of 12 acres for an elementary site and move to Step III move to Step III for necessary testing.

Pat Conley seconded. Motion passed on a 7-0 voice vote.

b. Step III

Frank Davidson moved that the Board approve the following items:

1. That the Board approve the Chandler Unified School District's request to accept a donation of 12.89 acres for a K-6 elementary school site, project number 070280000-9999-016L.
2. That the Board approve the Chandler Unified School District's request to accept a donation of 5.14 acres and to purchase 5.14 acres at a cost of \$720,000, project number 170280000-9999-014L.

Carl Triphahn seconded. Motion passed on a 7-0 voice vote

c. Other Land Issues

Queen Creek Unified

Brooks Keenan moved that the Board approve additional funding in the amount of \$20,678 to complete the testing plan as required by the State Historic Preservation Office for the Queen Creek Unified School District. Frank Davidson seconded. Motion passed on a 7-0 voice vote.

VII. Request for Reduction in Square Footage

Frank Davidson moved that the board table Saddle Mountain Unified from this item until the Excluded Space Policy is determined. Pat Conley seconded. Motion passed on a 7-0 voice vote.

Frank Davidson moved that the board approve the following items:

1. That the Board authorize staff to reflect the change outlined above for the Chandler Unified District in the SFB building database.
2. That the Board authorize staff to reflect the changes for the Rainbow Accommodation School in the SFB building database.
3. That the Board table Saddle Mountain Unified District's request to reduce its square footage until the Excluded Space policy has been reviewed by the Board.
4. That the Board approve the Wickenburg Unified District's request to reduce its K-5 square footage.
5. That the Board approve the Wickenburg Unified District's request to reduce its 9-12 high school square footage.

Carl Triphahn seconded.

Kate McGee asked Director Bell when he expects the Excluded Policy to be reviewed. Director Bell could not offer a specific date at this time.

Pat Conley asked if once a district reduces square footage it is gone, or if staff looks at it again if they request new construction in the same three-year window. Director Bell stated that staff will "tag" that item and look at it when new requests come in.

Motion passed on a 7-0 voice vote

VIII. Assessment Deficiencies

a. Consideration of Ratification of Contracts for Deficiency Corrections Projects

Kate McGee recused herself from this item as it involves her district. Logan Van Sittert acted as Chair in this item.

Brooks Keenan moved that the Board ratify the contracts for the districts and vendors listed under agenda item VIII.b. Pat Conley seconded. Motion passed on a 6-0 voice vote with Kate McGee recusing herself.

b. Consideration of Ratification of Change Orders for Deficiency Corrections Projects

Brooks Keenan moved that the Board ratify the change orders for the districts and vendors listed under agenda item VIII.b. Pat Conley seconded. Motion passed on a 7-0 voice vote.

IX. Preventive Maintenance

a. Consideration of Preventive Maintenance Plans

Pat Conley moved that the Board approve the School Districts Preventive Maintenance Plans as presented in Item IXa. Carl Triphahn seconded. Motion passed on a 7-0 voice vote.

X. Consideration and Possible Vote of Replenishment of Contingency

Tim Brand explained that this is unusual because the old buildings are being demolished as the new ones are being built.

Frank Davidson moved that the Board approve the increase of \$92,220 to the contingency budget for the Patagonia Union High School District. Kate McGee seconded.

Brooks Keenan asked if this was previously handled by a PM firm. Tim Brand stated that it was until June 30, 2004 and then staff took over the project.

Kate McGee asked what the reason for the delay was that this was transferred from Deficiencies Corrections to New Construction. John Arnold stated that there were a lot of discussions with the governing board because there was concern over the previous school's historic nature.

Motion passed on a 7-0 voice vote.

XI. Consideration of 5 Year Building Renewal Plans

Frank Davidson moved that the Board approve the districts' Five Year Building Renewal Plans as listed in item X. Pat Conley seconded. Motion passed on a 7-0 voice vote.

XII. Finance/ Legislative/ Budget Report

a. Financial Update

John Arnold provided information on the Deficiency Corrections Fund, Emergency Deficiencies Fund, New Construction Fund, and Lease-to-Own history.

b. Legislative/ Budget Update

John Arnold updated the Board on the current House & Senate bills.

XIII. Chairman's Report

a. Update/ Progress Report on Policy and Rules Subcommittee

Pat Conley provided a progress report on the Policy and Rules Subcommittee.

b. Solicitation of Comments for Five Year Rule Review

Charlotte Hosseini explained that pursuant to A.R.S. 41-1056, each agency is required to review its set of administrative rules once every five years. For the Board, this review is due to the Governor's Regulatory Review Council (GRRC) not later than June 30, 2005. With this submittal to GRRC it does not change any rules, it only reviews them and we submit what we may wish to change in the future. The board was provided several rules that are noted for repeal or change. The staff hopes to gather input prior to the May Board Meeting.

XIV. Future Agenda Items

There were no future agenda items.

XV. Public Comment

There was no public comment.

Adjournment

There being no further business, Kate McGee, adjourned the meeting at approximately 12:10 P.M.

Approved by the School Facilities Board on _____, 2005

Kate McGee, Chair